

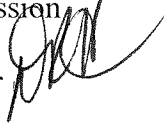



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: February 22, 2005

TO: City Council and Planning Commission

VIA: Dennis R. Halloway, City Manager 

FROM:  Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

RECOMMENDATION

The recommendation is that the City Council review the following Elements of the Draft General Plan (October 2004):

- Conservation And Open Space Element (9.0)
- Public Health And Safety Element (10.0)

Staff also recommends that public testimony be limited to the two topics at hand and that no testimony be taken on issues still before the Planning Commission (Draft Hillside Designation).

A copy of the Draft General Plan (October 2004) was previously distributed to the City Council.

BACKGROUND

On February 8, 2005, the staff requested that the City Council continue the General Plan Update Project to February 22, 2005 for review and discussion of the Land Use (2.0) and Community Design (3.0) Elements. Unfortunately, staff and the Consultant have not been able to complete all of the Planning Commission's revisions to the Land Use Element. For this reason, staff feels that the discussion of Land Use should be moved farther back on the public hearing schedule. In an effort to keep the project moving forward, staff suggests that the City Council review and discuss the Conservation and Open Space (9.0) and Public Health And Safety (10.0) Elements at the meeting on February 22, 2005.

ANALYSIS

The Conservation And Open Space (9.0) and Public Health And Safety (10.0) Elements actually combine three of the seven State-Mandated General Plan Elements that are intended to address conservation, open-space, and public safety issues. California cities are required to address the conservation, management, and use of natural resources, including water, soils, biological habitats, and mineral deposits. The conservation component of the General Plan document must meet specific requirements to ensure the coordination of water resource planning and future development. The open space component should include details for preserving open space for natural resource protection, the managed production of resources, outdoor recreation, and protection of public health and safety. The public safety component should establish policies and programs to protect the community from risk associated with seismic, geologic, flood, and fire hazards, including identification of hazards, establishment of safety standards, and delineation of evacuation routes.

The draft policies in the elements 9.0 and 10.0 were developed to meet all of these requirements as they apply to Loma Linda and the Sphere of Influence. However, the City has received a lot of public testimony on the Draft Hillside Designation and use of the South Hills Area. Based on the preceding, the discussion of these two elements should focus on how well the draft policies address the community's concerns regarding the potential for future development in the hillside areas, preservation of the hills, conservation of important biological, view shed and aesthetic, recreational, and other resources, environmental constraints and hazards, and public health and safety. While the draft policies in the two elements do address issues in all areas of the City, the issues relative to the hillside areas appear to be the most pressing to the community.

ENVIRONMENTAL

The General Plan Update Project is subject to the California Environmental Quality Act (CEQA) and a Draft Environmental Impact Report (DEIR) has been prepared to evaluate the potential impacts of the project. The DEIR and Draft Responses to Comments that were received during the 45-day mandatory public review period will be reviewed by the City Council sometime in March or April 2005.

The project is also subject to the Regional Congestion Management Plan (CMP) and Traffic Impact Analysis (TIA) has been prepared to address the CMP requirements. The CMP TIA will be scheduled for the City Council's review in March 2005.

FINANCIAL IMPACT

Other than the costs associated with the preparation of the Draft General Plan and related environmental documents, the financial impacts of the General Plan Update are not known at this time.